

**AGENDA MEMO**

CITY COUNCIL MEETING DATE: JANUARY 17, 2007

DEPARTMENT: **PLANNING AND DEVELOPMENT**

ITEM DESCRIPTION: RQR-18663 - APPLICANT/OWNER: LAS VEGAS ASSOCIATES, DBA WILSHIRE

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION:** **APPROVAL**, subject to:

**Planning and Development**

1. The applicant shall re-stripe the parking lot within 30 days of approval of this application to include five handicapped accessible parking spaces that meet the requirement of Title 19.10.010.

## \*\* STAFF REPORT \*\*

### PROJECT DESCRIPTION

This is a Required Five Year Review of an approved Variance (V-0031-00) that allowed thirty seven (37) parking spaces where sixty five (65) are the minimum parking spaces required for a proposed banquet facility at 5243 West Charleston Boulevard, Suites 2 and 3.

### BACKGROUND INFORMATION

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
08/16/00	The City Council approved a Special Use Permit (U-0077-00) for a proposed banquet facility and a Variance (V-0031-00) for 37 parking spaces where 65 parking spaces are required. The Planning Commission recommended approval. Staff recommended denial.
09/19/01	The City Council approved a One-Year Required Review [U-0077-00(1)] of an approved Special Use Permit that allowed a banquet facility on the site, and a One-Year Required Review [V-0031-00(1)] of an approved Variance (V-0031-00) for 37 parking spaces where 65 parking spaces are required. The Planning Commission and staff recommended approval.
<b><i>Related Building Permits/Business Licenses</i></b>	
There is currently an active business license for a (B 23) Banquet Facility located on this property.	
<b><i>Pre-Application Meeting</i></b>	
A pre-application meeting is not required for a Required Review, nor was one held.	
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting is not required for a Required Review, nor was one held.	

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Net Acres	2.43

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single-Family Residential	L (Low Density Residential)	R-1 (Single-Family Residential)
East	Office	SC (Service Commercial)	C-1 (Limited Commercial)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Area Plan</b>		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Purpose and Overlay Districts</b>			
A-O Airport Overlay District (200-Foot)	X		Y
<b>Trails</b>		X	N/A
<b>Rural Preservation Overlay District</b>		X	N/A
<b>Development Impact Notification Assessment</b>		X	N/A
<b>Project of Regional Significance</b>		X	N/A

## DEVELOPMENT STANDARDS

*Pursuant to Title 19.10, the following parking standards apply:*

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	27,004 SF	1:250	109	5	142	2	N
Sub-Total			109	5	142	2	N
TOTAL			109		142		Y

## ANALYSIS

This is the second review of the subject Variance (V-0031-00). The initial review [V-0031-00(1)] indicated that the number of parking spaces provided appeared to accommodate the on-site business without creating parking overflow into neighboring areas. (Bill 2006-36) was approved by the City Council on 08/02/06 establishing standards for a shopping center. Based on the parking standards for a shopping center of one required parking space for every 250 square feet the subject property is now in compliance with Title 19.04 and Title 19.10 parking requirements, thus eliminating the need for a variance on the site. There have been no complaints related to this parking variance. There is currently an active business license for a (B 23) Banquet Facility located on this property. It is noted that the site is only providing two handicapped accessible spaces where a minimum of five are required. A condition of approval has been added requiring the re-stripping of the parking-lot to accommodate the five required handicapped accessible spaces.

### Previous Conditions of Approval from Required Review [V-0031-00(1)]

1. This Variance shall be reviewed by the City Council five years from the date of City Council approval.
2. Conformance to all applicable conditions of approval for Variance (V-0031-00).

## **FINDINGS**

Due to the current parking standards that are applicable to the subject property, the site is now in compliance with Title 19.04 and Title 19.10 parking requirements; therefore approval is recommended with no further review. It is noted that a condition of approval has been added regarding the re-striping of the parking lot to include the required number of handicapped accessible parking spaces. This shall be the final review of the original Variance (V-0031-00) as this application is no longer required.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** N/A

**ASSEMBLY DISTRICT** N/A

**SENATE DISTRICT** N/A

**NOTICES MAILED** 304

**APPROVALS** 0

**PROTESTS** 0